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Page 1 of 1 Rec Fee $8.00 Doc Fee $
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City & County of Broomfield, Colorado

ATLAS INDUSTRIAL PARK REPLAT 6 MINOR PLAT

A REPLAT OF LOT 1 & 2, BLOCK 4, ATLAS INDUSTRIAL PARK REPLAT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO TOTAL AREA = 99,669 SQ FT, OR 2.28 ACRES, MORE OR LESS

SHEET 1 OF 1

LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF LOT 1, BLOCK 4, ATLAS INDUSTRIAL PARK REPLAT, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

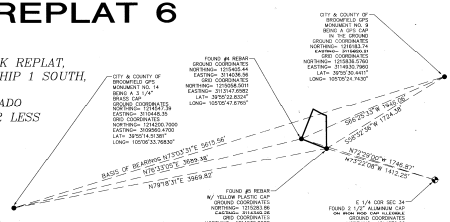
AND

LOT 2, BLOCK 4, ATLAS INDUSTRIAL PARK REPLAT, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ATLAS INDUSTRIAL PARK REPLAT 6 MINOR PLAT; AND BY THESE PRESENTS DEDICATES GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAYS, AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

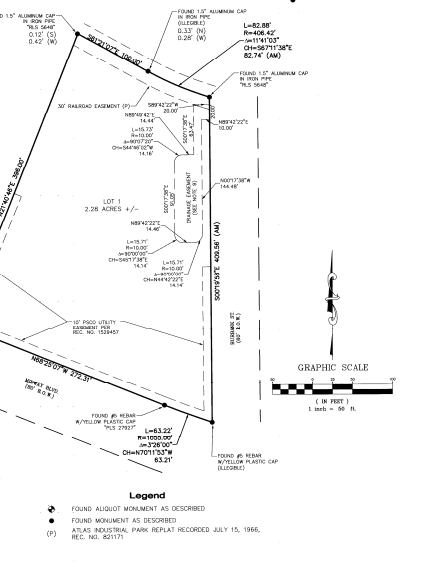
Vicinity Map

NOT TO SCALE



Geodetic Tie Diagram

SCALE: 1"=500'



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- (P) ATLAS INDUSTRIAL PARK REPLAT RECORDED JULY 15, 1966, REC. NO. 82117)

Notes

1) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABJ70557252-7, DATED NOVEMBER 14, 2017, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3) BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 14, BEING A 3 1/4" BRASS CAP AND CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 9, BEING A GPS CAP IN GROUND, BEARS NORTH 72°03'21" EAST, A DISTANCE OF 5613.56 FEET, AS GIVEN HEREON, BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.

4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR ANY MONUMENT, BOUNDARY, STONE, OR ANY BRANCH, SHRUB, OR TREE ON THE LINE OF ANY WRITTENDOCT SURVEY, OR WHOEVER WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.

5) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.

6) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "E ORDER, CLASS 2=1 1:50,000" AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

7) THE COMBINED SCALE FACTOR, SCALED FROM GJS, FOR THIS SITE = 0.999714548

8) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

9) ACCESS EASEMENT IS HEREBY GRANTED BY THIS PLAT AS DEPICTED HEREON TO THE CITY AND COUNTY OF BROOMFIELD FOR THE PURPOSES OF INSPECTION AND MAINTENANCE OF THE DRAINAGE POND.

10) FLATIRONS, INC. UNDERSTANDS AND ACKNOWLEDGES THAT THIS MINOR SUBDIVISION PLAT IS A PUBLIC RECORD UNDER THE COLORADO PUBLIC RECORDS LAW (C.R.S. 24-72-201 ET SEQ.); AS A PUBLIC RECORD THIS MINOR SUBDIVISION PLAT IS SUBJECT TO INSPECTION AND COPYING BY ANY PERSON. FLATIRONS, INC. WAIVES AND RELEASES THE CITY AND COUNTY OF BROOMFIELD FROM COPYRIGHT INFRINGEMENT CLAIMS RESULTING FROM COPYING OR THE REPRODUCTION OF THIS MINOR SUBDIVISION PLAT BY THE CITY AND COUNTY OF BROOMFIELD AS A PUBLIC RECORD.

11) THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE; AS OF THE DATE OF RECORDATION OF THIS MINOR PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY DESCRIBED HEREON OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-18-1600(7).

12) ON-SITE STORM SEWER AND DETENTION POND WILL BE PRIVATELY OWNED AND MAINTAINED.

OWNERS CERTIFICATE

MIDWAY INDUSTRIAL, LLC
155 S. MADISON ST., SUITE 228
DENVER, CO 80209

BY: [redacted]
(DAVID M. SPRIGGS)

TITLE: Manager

ACKNOWLEDGEMENT

STATE OF Colorado)
COUNTY OF City & County of Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF May, 2018 BY DAVID M. SPRIGGS AS MANAGER OF MIDWAY INDUSTRIAL, LLC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 5/14/21

[redacted]
NOTARY PUBLIC (SEAL)

KRISTEN D. CHIAROTTE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174029117
MY COMMISSION EXPIRES 05/14/2021

Attorney Certificate

I, Richard S. Saul, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL LIENS, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND THOSE WHO RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

[redacted]

LICENSE NUMBER: 10683

APPROVALS

City Approval

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 24th DAY OF May, 2018

[redacted]

DIRECTOR OF COMMUNITY DEVELOPMENT

[redacted] for

CITY MANAGER

SURVEYOR'S CERTIFICATE

I, JOHN S. GUYTON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY AND THE PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

BEARINGS ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD83/92 (SEE NOTE 3)

JOHN S. GUYTON COLORADO P.L.S. #16406
FOR AND ON BEHALF OF FLATIRONS, INC.
3825 IRIS AVENUE
SUITE 395
BOULDER, CO 80301

REVISION	DATE
ADD ACCESS EASEMENT	05-23-20 AMP
ADD DRAINAGE EASEMENT	05-23-20 AMP
ADD DRAINAGE EASEMENT	05-23-20 AMP

MINOR SUBDIVISION

ATLAS INDUSTRIAL PARK REPLAT 6

Flatirons, Inc.
Surveying · Engineering · Geomatics
4595 IRONTON AVE. SUITE 100
BOULDER, CO 80301
(303) 776-1733 Fax: (303) 776-1623
3825 IRIS AVE. SUITE 395
BOULDER, CO 80301
Ph: (303) 443-2001 Fax: (303) 443-8782
4540 LOGAN ST.
DENVER, CO 80216
Ph: (303) 936-8860

JOB NUMBER: 16-71,073
DATE: 02-12-2018
DRAWN BY: M. PERSE
CHECKED BY: BGL/WW/JZG

SHEET 1 OF 1